143.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,600 / 848,600
					USE VALUE:	848,600 / 848,600
					ASSESSED:	848,600 / 848,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARVEY ALISON M	
Owner 2:	SMITH JANET	
Owner 3:		
Street 1:	10 STEVENS TERRACE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,220 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5220.000	387,300		461,300	848,600
Total Card	0.120	387,300		461,300	848,600
Total Parcel	0.120	387,300		461,300	848,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.07 | /Parcel: 518.0

Legal Description

User Acct 92492

GIS Ref

GIS Ref

Insp Date 04/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,400	0	5,220.	461,300	848,700	848,700	Year End Roll	12/18/2019
2019	101	FV	281,200	0	5,220.	432,400	713,600	713,600	Year End Roll	1/3/2019
2018	101	FV	280,900	0	5,220.	357,500	638,400	638,400	Year End Roll	12/20/2017
2017	101	FV	280,900	0	5,220.	328,700	609,600	609,600	Year End Roll	1/3/2017
2016	101	FV	280,900	0	5,220.	299,800	580,700	580,700	Year End	1/4/2016
2015	101	FV	269,900	0	5,220.	294,100	564,000	564,000	Year End Roll	12/11/2014
2014	101	FV	269,900	0	5,220.	273,300	543,200	543,200	Year End Roll	12/16/2013
2013	101	FV	269,900	0	5,220.	260,000	529,900	529,900		12/13/2012

!11079!

PRINT

Date	Time
12/11/20	01:17:18

LAST REV

Date	Time
04/30/18	09:02:09
ekelly	
11079	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARVEY ALISON	1189-39		6/17/1998		77,547	No	No		F

USER DEFINED

Prior Id # 1:	92492
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2008	1268	Manual	28,298	C		G10	GR FY10	build 3 season por
1/7/2002	43	Redo Kit	60,000	C				REMODEL KIT/DINING
10/11/1995	580	Alterati	12,000					PORCH TO LIVING AR

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	CC	Chris C
6/16/2009	Info Fm Prmt	BR	B Rossignol
2/3/2009	Measured	372	PATRIOT
12/17/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5220		Sq. Ft.	Site		0	80.	1.10	9									461,281						461,300	

Total AC/HA: 0.11983 | Total SF/SM: 5220 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 461,281 | Spl Credit | Total: 461,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29102564
Const Adj.:	0.98990101
Adj $ / SQ:	172.528
Other Features:	92750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475837
Depreciation:	88506
Depreciated Total:	387331

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

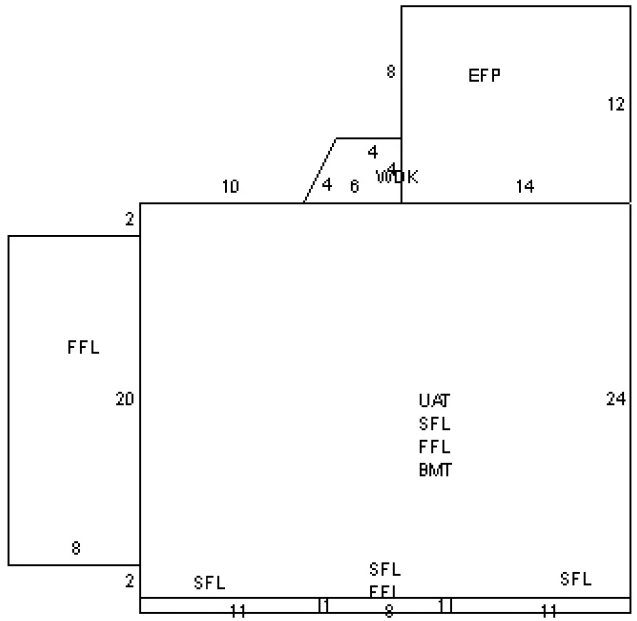
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.78
Special Features:	0	Val/Su Net:	142.08
Final Total:	387300	Val/Su SzAd	236.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	172.530	153,205
SFL	Second Floor	750	172.530	129,396
BMT	Basement	720	51.760	37,266
UAT	Upper Attic	180	69.010	12,422
EFP	Enclos Porch	168	42.990	7,223
WDK	Deck	20	15.840	317

	Net Sketched Area:	2,726		Total:	339,829
Size Ad	1638	Gross Are	3266	FinArea	1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

143.0-0002-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	